

003.A

0001

0019.0

Map

Block

Lot

1 of 1

Commercial

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

334,300 / 334,300

USE VALUE:

334,300 / 334,300

ASSESSED:

334,300 / 334,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
180		MASS AVE, ARLINGTON

OWNERSHIP	Unit #:	302
Owner 1: LEADER BANK NA		
Owner 2:		
Owner 3:		
Street 1: 180 MASS AVE UNIT 204		
Street 2:		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474	Type:	

PREVIOUS OWNER

Owner 1: ARLINGTON RESOURCES LLC -
Owner 2: -
Street 1: 76 BEDFORD ST SUITE 26
Twn/City: LEXINGTON
St/Prov: MA
Postal: 02420

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo-Comm with a Condo Office Building built about 1988, having primarily Brick Exterior and 614 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
343	Condo-Comm		0		Sq. Ft.	Site		0	0.	0.00	CC																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
343	0.000	334,300			334,300		155566
							GIS Ref
							GIS Ref
							Insp Date
							12/07/17



PATRIOT
Properties Inc.
USER DEFINED

!380!

PRINT

Date	Time
12/10/20	16:11:28

LAST REV

Date	Time
12/07/17	16:51:24

danam

380

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARLINGTON RESOU	140-112		7/1/2016	Mult Lots	3,800,000	No	No		
CHASKELSON MARS	116-16		6/24/2011	Convenience	100	No	No		
CHASKELSON MARS	U67-181		3/14/2000		500,000	No	No	4	
LEVINE MITCHELL	U49-117		7/15/1994		75,200	No	No	F	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/7/2017										Measured	DGM	D Mann
2/3/2009										Meas/Inspect	197	PATRIOT
1/1/1992											PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 63 - Condo Office				Full Bath:	Rating:			BK; 40 PG; 165, Building Number 1.									
Sty Ht: 3 - 3 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 2 - Steel				1/2 Bath: 1	Rating: Average												
Prime Wall: 7 - Brick				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 4 - Flat				OTHER FEATURES													
Roof Cover: 11 - Membrane				Kits:	Rating:			1st Res Grid Desc: # Units:									
Color: BRICK				A Kits:	Rating:												
View / Desir:				Frl:	Rating:												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C+ - Average (+)				CONDOS INFORMATION													
Year Blt: 1988	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:		Fact:	.	Floor: 3 - 3rd Floor													
Const Mod:				% Own: 2.799999952													
Lump Sum Adj:				Name: 4 - 3004													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: VG - Very Good	17. %	Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall: 1 - Drywall				Functional:		Interior:											
Sec Int Wall:		%		Economic:		Additions:											
Partition: T - Typical				Special:		Kitchen:											
Prim Floors: 4 - Carpet				Override:		Baths:											
Sec Floors:		%		Total: 17.4 %		Plumbing:											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Exterior:									
Subfloor:				Basic \$ / SQ: 250.00		Interior:											
Bsmnt Gar:				Size Adj.: 1.25000000		Additions:											
Electric: 3 - Typical				Const Adj.: 1.39216042		Kitchen:											
Insulation: 2 - Typical				Adj \$ / SQ: 435.050		Baths:											
Int vs Ext: S				Other Features: 5430		Plumbing:											
Heat Fuel: 2 - Gas				Grade Factor: 1.10		Electric:											
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.35000002		Heating:											
# Heat Sys: 1				NBHD Mod:		General:											
% Heated: 100		% AC: 100		LUC Factor: 1.00		Total:											
Solar HW: NO		Central Vac: NO		Adj Total: 404738		WtAv\$/SQ:	AvRate:	Ind.Val:									
% Com Wall		% Sprinkled:		Depreciation: 70424		Juris. Factor:		Before Depr:	646.05								
				Deprecated Total: 334313		Special Features: 0		Val/Su Net:	544.46								
						Final Total: 334300		Val/Su SzAd:	544.46								
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 003.A-0001-0019.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								Total:			

Undisplayed Areas: FFL: 614

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IMAGE **AssessPro Patriot Properties, Inc**